



Belize
Oasis
ALABANG

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Aspire

BY FILINVEST

Communities tailored to meet the demands of urban professionals and upwardly-mobile families. These homes make rewarding investments that people can enjoy and pass on to their children as well.



MAUI OASIS



ASIANA OASIS



SORRENTO OASIS



ONE OASIS



BALI OASIS



CAPRI OASIS





PANGLAO

Oasis

Aspire BY FILINVEST



New Generation **Oasis**

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Belize Oasis

ALABANG

*A fresh take on
modern resort living*

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MEXICO

GUATEMALA

BELIZE

CARIBBEAN
SEA

Belize

(/be'li:z/)

The project is named after **BELIZE**, a country located on the eastern coast of **CENTRAL AMERICA**, bordered on the northwest by Mexico, on the east by the Caribbean Sea, and on the south and west by Guatemala.



In keeping with our Oasis-themed developments, the project is named after this **TROPICAL HAVEN** packed with **ENDLESS VACATION OPPORTUNITIES** to sun-seekers and adventurous divers.



THE GREAT BLUE HOLE

The largest ocean sinkhole in the world, created by a collapsed underground cavern. It appears as a dark blue circle among the startling turquoise sea.



BELIZE BARRIER REEF

Made up of 185 miles of beautiful corals, cays, and islands.



BIRDS OF PARADISE

With leaves forming a fan-shaped crown, this flower resembles a brightly colored bird in flight.

New Generation Oasis



Reachable Haven
Redesigned Form and Function
Revitalized Living
Refreshing Comforts

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Oasis projects have delivered modern resort-inspired developments as promised, but with the New Generation Oasis, we promise to give a respite from all the hustle and the bustle, an escape, a daily holiday.

Authentic Resort Vibe



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The image shows a modern, multi-story apartment building with a light-colored facade. The building features a series of balconies with glass railings and integrated air conditioning units. Several balconies are transformed into sky gardens, complete with trees, plants, and outdoor furniture. The building is set against a clear blue sky with some light clouds. A large, stylized blue and grey graphic element is overlaid on the right side of the image, framing the text.

Venti-Lite Concept

With Venti-Lite concept, the buildings feature sky gardens and generous airwells allowing natural light and ventilation to pour through the hallways – **an INNOVATION that marries FUNCTION and STYLE**

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Belize Oasis ALABANG

is a resort-inspired, mid-rise, residential community nestled at the heart of **Muntinlupa City** characterized by **lush greens and open spaces, generous amenities, dynamic architecture**, and space-efficient living spaces that create the coveted lifestyle typifying daily holidays.

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01 REACHABLE
HAVEN 

Reachable Haven



A gated and secure community, centrally located within the bustling Muntinlupa City that easily grants that much coveted gateway within the city

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WHY LIVE IN MUNTINLUPA CITY



505,000
Population
(2015 Census)



PROXIMITY
to CBDs, COMMERCIAL
HUBS and LEISURE
DESTINATIONS



ACCESSIBILITY
to the rest of Metro
Manila, CALABARZON,
and Airports



Home to premier
HEALTHCARE
and **EDUCATIONAL**
INSTITUTIONS



**ENVIRONMENT-
CONSCIOUS**
community

VICINITY MAP



Located along **East Service Road**

a major thoroughfare between EDSA and SLEX

MAJOR CBDs

- Filinvest City
- Makati CBD
- Bonifacio Global City
- Arca South

SCHOOLS

- San Beda Alabang
- De La Salle Zobel
- FEU Alabang
- PAREF
- Woodrose
- Southridge

COMMERCIAL CENTERS

- Festival Mall
- Alabang Town Center
- Starmall Alabang
- South Park

OTHERS

Ninoy Aquino Int'l Airport (NAIA)

EMERGENCIES

- Asian Hospital and Medical City
- Ospital ng Muntinlupa



02 REDESIGNED

FORM & FUNCTION

Redesigned Form and Function

70%
Open
Space

The development boasts of its 70% open space granting the residents a true sense of tranquility and serenity within the comforts of the home

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03 REVITALIZED LIVING

Revitalized Living



The perfect balance between strength and flow
imbuing homey elegance inside and out, by bringing
the beauty of Belize close to its residents

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04 REFRESHING COMFORTS

Refreshing Comforts

We put Belize's Great Blue Hole on center stage as we further elevate the Oasis promise of crafting urban living to a highly-desirable platform

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Clubhouse
Al fresco Areas
Function Halls
Indoor Gym
Music Room
Dance Studio
Game Room
Swimming Pool
Basketball Court
Outdoor Gym
Play Area
Pet Zone
Jogging Trails

Refreshing Comforts



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SITE DEVELOPMENT PLAN



14,523 SQM.

No. of Buildings : 4

No. of Units : **275 residential units (Building Azul)**

Open Space Ratio : **70%**

Other Development Features

- Hotel-type building with double-loaded corridors
- Provision for Telephone, cable TV and fiber internet line
- Automatic Fire Detection and Alarm System
- Materials Recovery Facility (MRF)
- Sewage Treatment Plant (STP)
- Provision for water heater
- Power and water supply
- Perimeter Fence
- Gate and Guardhouse
- CCTV

Building Azul

1st Building Launched

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Building *Azul*

11 residential levels

25 units per floor

275 total residential units

Sky gardens at 2nd, 4th, 7th, 9th, and 11th floors

Units facing amenities are with balconies

Two (2) 10-passenger elevators

Two (2) staircases

50 basement parking slots

48 ground floor parking slots

275 drying cages

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Unit Type

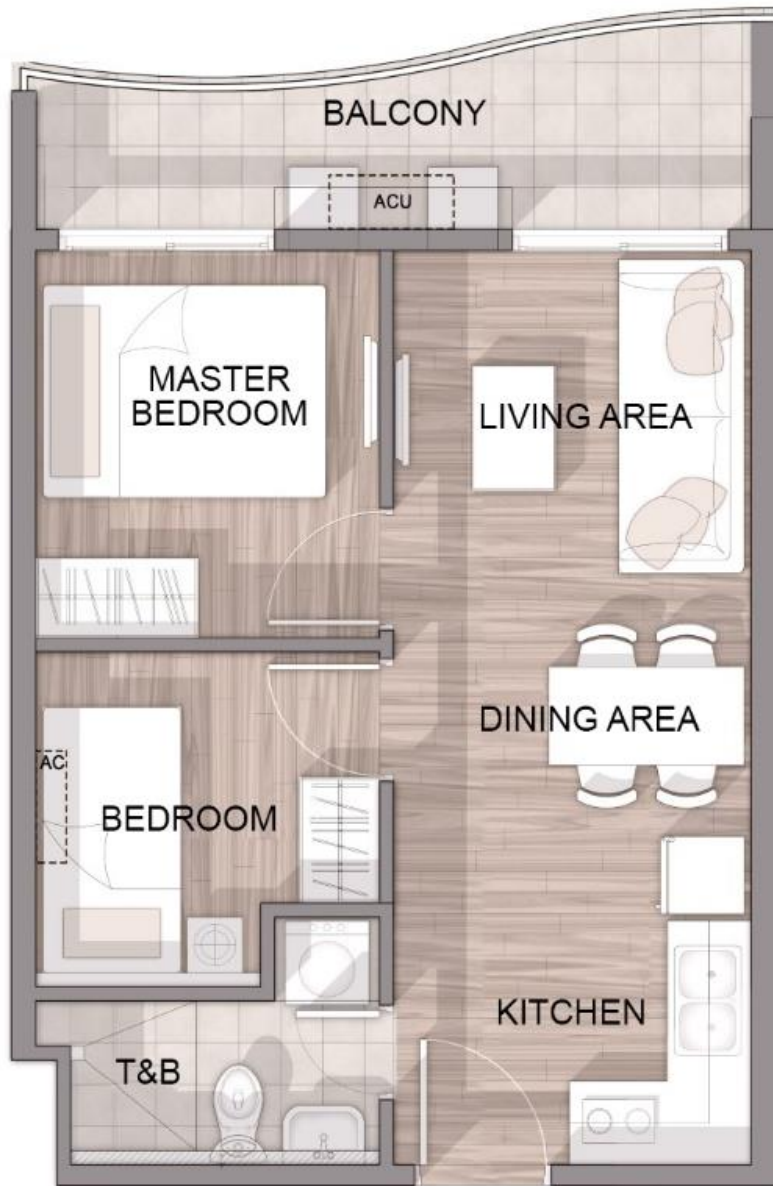


2BR Unit
≈ 36 sqm.

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Typical Unit Layout

2-BEDROOM UNIT



≅ 36 sqm.

| | |
|-----------------------|------------|
| Living/Dining/Kitchen | 17.53 sqm. |
| Bedroom 1 | 08.07 sqm. |
| Bedroom 2 | 06.27 sqm. |
| T&B | 03.78 sqm. |

TOTAL FLOOR AREA 35.65 sqm.

Balcony Area Range:

06.88 – 10.85 sqm.

Ledge Area Range:

03.25 – 04.25 sqm.

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Typical Building Floor Plan



25 units per floor

Units facing amenities are with balconies



Typical Building Floor Plan



25 units per floor

Units facing amenities are with balconies



Unit Specifications

LIVING/DINING/KITCHEN

- Ceramic Plank Tile Flooring
- Walls and Ceiling in Paint Finish
- High Density Fiber Doors in Paint Finish with Satin Chrome Lever Lockset and Door Stopper
- Modular Kitchen with Overhead Cabinetry, Granite Countertop and Exhaust Provision
- Stainless Steel Double Basin Sink
- Telephone and CATV Outlet
- Provision for Split-Type ACU



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Unit Specifications

BEDROOM

- Ceramic Plank Tile Flooring
- Walls and Ceiling in Paint Finish
- High Density Fiber Doors in Paint Finish with Satin Chrome Cylindrical Entrance Lockset
- Provision for Split-Type and/or Window-type ACU

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Unit Specifications

TOILET and BATH

- Flooring and Walls in Ceramic Tiles
- Fiber Cement Board Ceiling in Paint Finish
- High Density Fiber Doors in Paint Finish with Satin Chrome Cylindrical Privacy Lockset
- Short Pedestal Lavatory
- Rain Shower-Type with Water Heater Provision
- Water Closet
- Ceramic Paper and Soap Holder
- Provision for Exhaust

OTHER UNIT INCLUSIONS and FEATURES

- 2.55M Floor-to-Ceiling Height
- Individual Prepaid-Type Water Meter
- Sliding Windows in Aluminum Powder-Coated Framing and 6mm Thick Clear Glass
- Provision for Washer-Dryer
- Sprinkler System with Fire Detection and Alarm



INVENTORY FOR LAUNCH

| <u>FLOORS FOR LAUNCH</u> | <u>ORIENTATION</u> | <u>TCP RANGE (BFFA Scheme)</u> |
|--------------------------|---|----------------------------------|
| Floor 4 (19 units) | Facing Amenities – 5 units Facing Perimeter Fence – 14 units | 5.23 – 5.98 Mn 4.88 – 5.06 Mn |
| Floor 5 (14 units) | Facing Perimeter Fence – 14 units | 4.88 – 5.06 Mn |
| Floor 6 (5 units) | Facing Perimeter Fence – 5 units | 5.23 Mn |
| Floor 11 (6 units) | Facing Perimeter Fence – 6 units | 5.15 – 5.17 Mn |
| Floor 12 (5 units) | Facing Perimeter Fence – 5 units | 5.23 Mn |

TOTAL : 49 UNITS

**FISG inventory only



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PRICING

SUMMARY

PRICING SUMMARY



2BR starts at 4.9Mn TCP
Parking starts at 917,600 TCP



10% Miscellaneous Fees
4% Bank Charges
1.12% Turnover Fee Deposit
15,000 Processing Fee



PAYMENT
TERMS

PAYMENT TERMS



15% in **30** months, **85%** Bank Financing with Firm Approval

Deferred Cash in **30** months

Spot Cash (with **8% TLP discount** if within the reservation day)

Spot Cash (with **5% TLP discount** if within 30 days from the reservation day)

SAMPLE COMPUTATION



2BR (≅ 36 sqm)

15 (30) Bank Financing with Firm Approval

| | | |
|-----------------------------|--------------------------|---------------------|
| TLP | | 3,907,268.36 |
| | + misc fees (10%) | 390,726.84 |
| | + VAT (12%) | 468,872.20 |
| | + bank charges (4%) | 156,290.73 |
| TCP | | 4,923,200.00 |
| | DP (15%) | 738,480.00 |
| | + TO fee deposit (1.12%) | 43,761.41 |
| | + Processing Fee | 15,000.00 |
| Downpayment | | 797,241.41 |
| Reservation Fee | | 20,000.00 |
| Net Downpayment | | 777,241.41 |
| Monthly DP (30 mos.) | | 25,908.05 |
| Balance (85%) | | 4,184,720.00 |
| MA 15yrs (11%) | | 47,563.40 |



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